



DEAN D. EFSTATHIOU, Acting Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION  
FIRESTONE OFFICE  
7807 S. COMPTON AVE.  
LOS ANGELES, CALIFORNIA 90001  
Telephone: 323-881-7030  
Fax: 323-264-7917  
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:  
7807 S. COMPTON AVE.  
LOS ANGELES, CALIFORNIA 90001

IN REPLY PLEASE  
REFER TO FILE:

August 6, 2008

Julio A And Maria E Alvarado  
17 La Torre Dr  
Phillips Ranch, CA 91766-0000

Dear Julio A And Maria E Alvarado,

**8708 ELM ST, LOS ANGELES**  
**Assessor's ID#: 6045-012-005**

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- |    |   |                 |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4:                                   | <b>\$416.00</b> |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4:               | <b>\$330.60</b> |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | <b>\$284.30</b> |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have **not complied with all orders** by **August 21, 2008**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 323-881-7009.

Very truly yours,

RICHARD MEDINA  
Building Engineering Inspector

RICHARD MEDINA  
Building Engineering Inspector

Date Posted 8-6-2008 By Richard Medina





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## NOTICE OF VIOLATION

August 6, 2008

SUBJECT: **8708 ELM ST, LOS ANGELES**

OWNER: **Julio A And Maria E Alvarado**  
PROPERTY: **17 La Torre Dr, Phillips Ranch, CA 91766-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Building Code | <input checked="" type="checkbox"/> Plumbing Code   |
| <input type="checkbox"/> Mechanical Code          | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code             | <input checked="" type="checkbox"/> Zoning Code     |

### DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection.
2. Section 106.1 Structure built without the benefit of permit or inspection.
3. Section 104.2.5 Occupancy and use of the garage for dwelling purposes.
4. Section 108.3 Work done on the structure beyond the point indicated in each successive inspection without first obtaining written approval from the Building Official.
5. Section 109.1 Occupancy and use of the structure without Building Official approval.
6. Section 2701 Electrical wiring installed without the benefit of permit or inspection.
7. Section 2901 Plumbing installed without the benefit of permit or inspection.
8. Section 2901 Use of drainage system for which a permit is required before it has been inspected and approved.
9. Section 2901 Use of plumbing work for which a permit is required before it has been inspected and approved.

### STOP ALL WORK

- ☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☒ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Richard Medina

Phone: 323-586-6541

